



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Adopt Resolution Accepting a Portion of the Improvements in The Villas, Tract No. 3400

**MEETING DATE:** August 17, 2005

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution accepting a portion of the development improvements for The Villas, Tract No. 3400.

**BACKGROUND INFORMATION:** Improvements at The Villas, Tract No. 3400, include street frontage improvements along Harney Lane and Cherokee Lane, as well as public street and public lane improvements within the subdivision boundaries. The attached Exhibit A shows the layout of the subdivision.

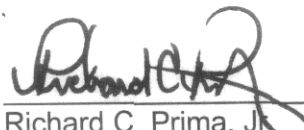
The public street improvements within the subdivision boundaries have been completed in substantial conformance with the requirements of the improvement agreement between the City of Lodi and KB Home North Bay, Inc., as approved by the City Council on December 1, 2004, and as shown on Drawing Nos. 004D017-01 through 004D017-29. Street improvements on Harney Lane, Cherokee Lane and the interior public lanes are not complete yet, and staff is recommending that Council accept only the public streets of this subdivision. Completion of the lanes (which are being built with paving stones rather than asphalt concrete pavement) has been delayed at the City's request to allow dwelling construction to progress, so the finished lanes will sustain minimal construction-related wear and tear. However, delaying the acceptance of the streets would mean delaying occupancy of many homes by their new owners.

The streets to be accepted are as follows:

Streets	Length in Miles
Montebello Way	0.08
Panzani Way	0.04
Porta Rossa Way	0.09
San Martino Way	0.08
Tradewind Way	0.02
Tuscolana Way	0.07
<b>Total New Miles of City Streets</b>	<b>0.38</b>

**FISCAL IMPACT:** There will be a slight increase in long-term maintenance costs.

**FUNDING AVAILABLE:** Not Applicable.

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer  
RCP/WKF/pmf

cc: City Attorney  
Street Superintendent (w/attachment)

Senior Civil Engineer - Development Services  
Senior Engineering Technician

Associate Traffic Engineer  
Chief Building Inspector

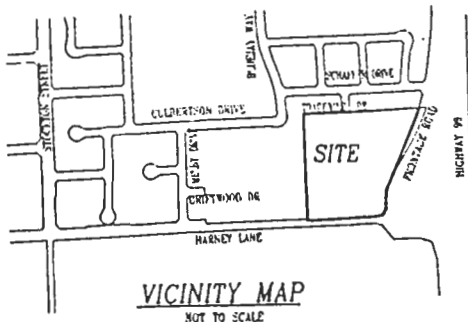
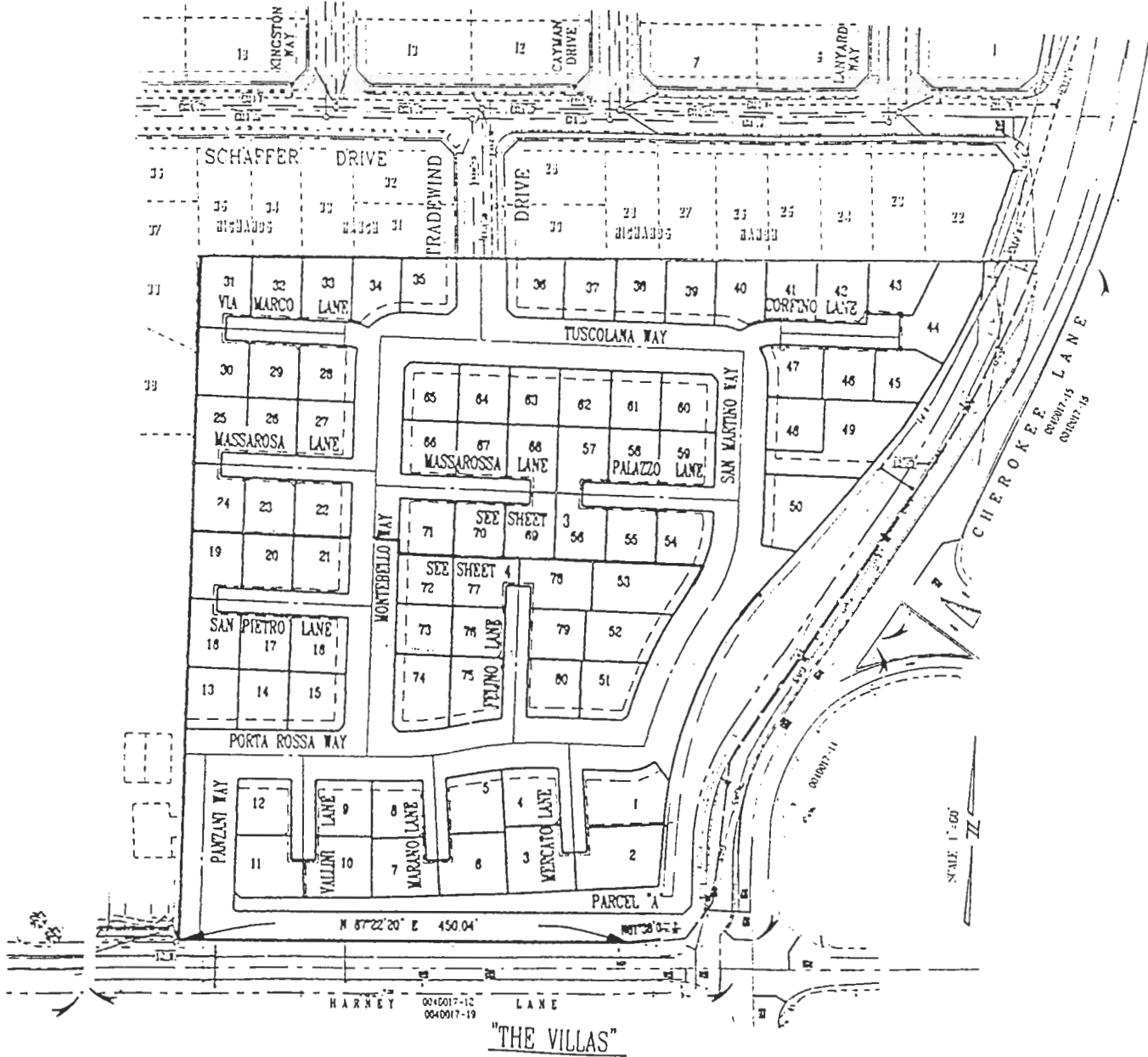
APPROVED:   
Blair King, City Manager



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## EXHIBIT A



## THE VILLAS

RESOLUTION NO. 2005-162

A RESOLUTION OF THE LODI CITY COUNCIL  
ACCEPTING A PORTION OF THE DEVELOPMENT  
IMPROVEMENTS INCLUDED IN THE IMPROVEMENT  
AGREEMENT FOR THE VILLAS, TRACT NO. 3400

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The City Council of the City of Lodi finds:

1. That a portion of the requirements of the Improvement Agreement between the City of Lodi and KB Home North Bay, Inc., for public street improvements within the subdivision boundaries of The Villas, Tract No. 3400, have been substantially complied with. The improvements are shown on Drawing Nos. 004D017-01 through 004D017-29 on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on December 1, 2004; and
2. That street improvements on Harney Lane, Cherokee Lane, and the interior public lanes are not yet complete; and
3. That the streets to be accepted are as follows:

Streets	Length in Miles
Montebello Way	0.08
Panzani Way	0.04
Porta Rossa Way	0.09
San Martino Way	0.08
Tradewind Way	0.02
Tuscolana Way	0.07
<b>Total New Miles of City Streets</b>	<b>0.38</b>

Dated: August 17, 2005

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I hereby certify that Resolution No. 2005-162 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 17, 2005, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Mounce, and Mayor Beckman

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk